



THIS SP/

2011-007523
Klamath County, Oregon



06/21/2011 03:20:11 PM

Fee: \$37.00

After recording return to:

KARLY JUSTINE CADDOCK

2443 HOPE ST.

KLAMATH FALLS, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

KARLY JUSTINE CADDOCK

2443 HOPE ST.

KLAMATH FALLS, OR 97603

Escrow No. MT90646-DS

Title No. 0090646

SWD1 r.041111

STATUTORY WARRANTY DEED

GLYDETH DUTTON,

Grantor(s), hereby convey and warrant to

KARLY JUSTINE CADDOCK and MICHAEL JAMES CADDOCK, as tenants by the entirety,

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Parcel 1 of Land Partition 15-91 being a portion of Lot 7, GIENGER'S HOME TRACTS, situated in the NE1/4, SW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$55,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

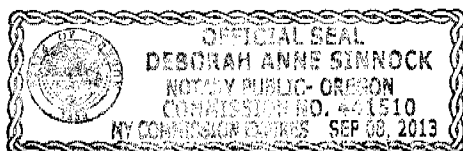
Dated this 16th day of June, 2011.

Glydeth Dutton
GLYDETH DUTTON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 16, 2011 by GLYDETH DUTTON.

Deborah Anne Sinnock
(Notary Public for Oregon)



My commission expires 9-8-13

37Amf